



## Legislation Text

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**File #:** COS-1819-4, **Version:** 1

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**NORMAN RURAL CERTIFICATE OF SURVEY COS-1819-4:** FOR HACKBERRY HILLS WITH A REDUCTION IN THE PRIVATE ROAD WIDTH REQUIREMENTS FROM 20 FEET TO 12 FEET AND ACCEPTANCE OF EASEMENT E-1819-77. (LOCATED ON THE EAST SIDE OF 84TH AVENUE S.E. APPROXIMATELY ONE-HALF MILE NORTH OF HIGHWAY 9)

**BACKGROUND:** This item is Norman Rural Certificate of Survey COS-1819-4, Hackberry Hills, generally located on the east side of 84<sup>th</sup> Avenue S.E. approximately ½ mile north of Highway 9. The property is located in the A-2, rural agricultural zoning district.

Planning Commission, on March 14, 2019, recommended to City Council that Norman Rural Certificate of Survey COS-1819-4 for Hackberry Hills be approved, with a variance in the width of a private road serving two tracts from 20-feet to 12-feet.

**DISCUSSION:** There are a total of two (2) lots encompassing 37.856 acres in this certificate of survey. Lot 1 consists of 18.928 acres and Lot 2 consists of 18.928 acres. This certificate of survey, if approved, will allow one single family main structure on each lot.

Lot 1 contains Water Quality Protection Zone (WQPZ) within the arm of Dave Blue Creek. The lot has sufficient buildable area that will not interfere with the WQPZ guidelines. The WQPZ is located in the northwest portion of the lot. Easement E-1819-77 has been obtained from the property owner for the WQPZ. The required covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey.

Private individual sanitary sewer systems and water systems will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. Fire protection will be provided by the City of Norman pumper/tanker trunks. The two (2) lots will be served by a private road built to the standards as adopted by City Council. Section 19-606 of the City's subdivision regulations provide that if no more than four (4) lots or tracts are served by a private road and imposition of the private road standard would create a substantial hardship or inequity, Council can vary or modify such standard. The applicant has made a request to reduce the width of the private road from 20-feet to 12-feet. Staff can support this request and has done so in the past with previous certificates of survey with the private road serving four lots or fewer. Certificate of Survey COS-1819-4 for Hackberry Hills will not be filed of record with the Cleveland County Clerk until the private road is completed.

**RECOMMENDATION:** Based upon the above information, staff recommends approval of the request for a reduction in the private road width from 20-feet to 12-feet and approval of Norman Rural Certificate of Survey COS-1819-4 for Hackberry Hills and acceptance of Easement E-1819-77.